



City of San Antonio

Agenda Memorandum

File Number: 17-4080

Agenda Item Number: 6.

Agenda Date: 7/26/2017

In Control: Planning Commission

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Disposition: ROW Closure (improved and unimproved portions of an alley ROW)

SUMMARY:

A resolution supporting the closure, vacation and abandonment of a 0.163 acre (7,100.28 square feet) 10-foot wide alley right-of-way located between SW 40th Street and SW 41st Street in NCB 8996 for a fee of \$9,230.00 as requested by Macedonia Baptist Church in Council District 6,.

BACKGROUND INFORMATION:

Macedonia Baptist Church is located at 963 SW 40th Street. The church owns most of the properties on this block (NCB 8996) with properties on Coopwood and properties on Hobart. The church properties are separated by a 10-foot wide alley. The alley access points at 40th Street and 41st Street are unimproved. The alley is narrow and is not used for public travel. The property was platted in 1912 as part of West Laurel Heights subdivision.

The church is platting its property for future improvements to include removal of the fellowship hall, a new building for adult classrooms with a secure preschool suite, remodeling the existing worship building, enlarging the foyer and adding a greeting center. During the replat, they realized the church parking lot included a portion of the alley. City staff advised the church close, vacate and abandon the alley and incorporate it into the replat. The church obtained consent from all abutting property owners then submitted the petition to request the city close, vacate and abandon its interest in the alley. The request was reviewed by city departments and utilities and received conditional approval for the proposed closure. Petitioner agreed to the conditions of the

closure.

ISSUE:

This resolution will recommend the closure, vacation and abandonment of an alley right-of-way so it can be incorporated within the footprint of the Macedonia Baptist Church campus. The church is replatting the property for future improvements and staff advised the church to close the alley. Per Chapter 37, signs need not be erected, and letters need not be sent for undeveloped (paper) public right-of-way or for slivers not affecting the path of public travel. This alley is narrow and unimproved at both ends and it is not used for public travel.

ALTERNATIVES:

The Planning Commission could choose not to recommend this request; however, if not approved, the alley will be underutilized and the church will not be able to complete its replat as recommended by city staff.

RECOMMENDATION:

Staff recommends approval of this request to close, vacate and abandon a 0.163 acre alley right-of-way located between 40th and 41st Street.